





Highroyd Lepton, Huddersfield

Offers In Region Of £155,000

OUR 2 BEDROOM SEMI-DETACHED PROPERTY SITS IN SPACIOUS GARDENS WITH AMPLE OFF ROAD PARKING WHICH CAN ACCOMMODATE 5 CARS COMFORTABLY.

WITH POTENTIAL TO EXTEND INTO THE ATTIC TO CREATE THREE BEDROOMS (STPP) THIS PROPERTY FURTHER INCLUDES A GARDEN ROOM.

IN A GREAT VILLAGE LOCATION WITH CLOSE TO HAND AMENITIES, THIS IS A PROPERTY OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

Our 2 bedroom property sits in a popular residential setting and is double glazed with gas central heating.

Amenities are mostly located around The Square at Highgate Lane with shops extending along Highgate Lane towards The Sun Inn. They include a bakery, newsagent, hairdresser, Co-operative food store and a funeral home. There is also a Spar shop at a petrol filling station on the A642 Wakefield Road which by-passes the centre of Lepton.

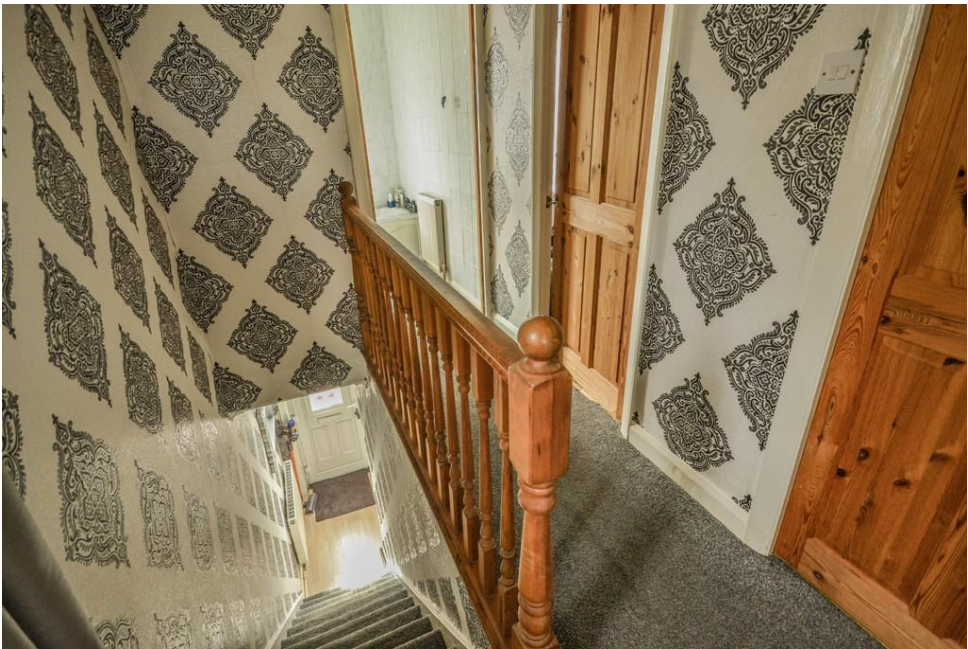
With many great schools, notably Rowley Lane junior and infant school has a great reputation From Reception to Year Six, their website states there are two classes per year group with up to 33 children in each class.

In Lepton there is no shortage of buses serving Lepton, with excellent links not only to Huddersfield and Wakefield but also to surrounding villages.

ENTRANCE	The main entrance to the property has carpeted stairs rising to the first floor and a door to the left leads to the sitting room.
SITTING ROOM 12' 8" x 12' 4" (3.86m x 3.76m)	With grey carpeting and a floral monochrome feature wall, the sitting room is furnished with leaded double glazed windows and has a gas living flame fireplace. A door leads to the breakfast kitchen at the rear of the room.
BREAKFAST KITCHEN 15' 9" x 9' 0" (reducing to 7'9") (4.8m x 2.74m)	With laminated wooden flooring, the breakfast kitchen is fitted with a great range of wall and base cabinets. Integrated appliances include a Belling electric oven, 4 ring gas hob and a stainless steel circular sink and drainer. Further space is available for an American fridge freezer, slimline dishwasher and plumbing for a washing machine is installed in the under stairs closet. The décor includes a combination of square cream/beige tiling and mock effect brick wallpaper. A door leads to the exterior with further double doors leading into the conservatory.
CONSERVATORY 9' 7" x 9' 4" (2.92m x 2.84m)	The conservatory provides a great extension to this property and overlooks the private spacious gardens, UPVc with double patio doors, the room comfortably fits garden furniture.

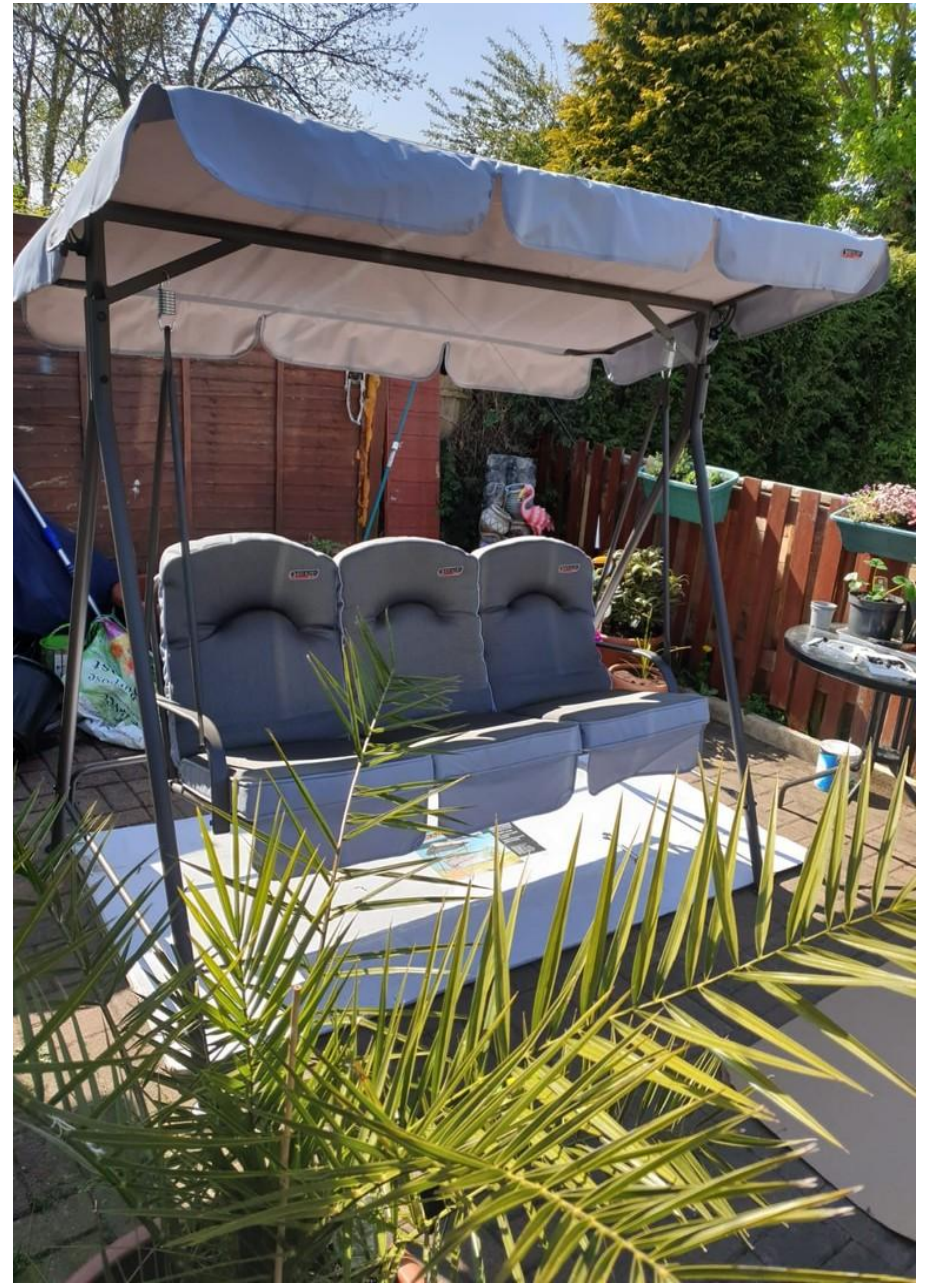
LANDING	The papered staircase and landing has a handsome presentation, with window to the landing, it is wonderfully light and airy. Leading to two bedrooms, bathroom and separate w.c.
BEDROOM ONE 12' 4" (reducing to 11'8") x 10' 0" (3.76m x 3.05m)	The bedroom to the front elevation has a really elegant style and accommodating a king size bed, it has plenty of space for free standing furniture.
BEDROOM TWO 13' 1" (reducing to 9'9")x 9' 2" (reducing to 8'0") (3.99m x 2.79m)	With a purple and grey interior design, this double bedroom overlooks the rear of the property and is carpeted with plenty of space for free standing furniture.
BATHROOM	With a stand alone shower cubicle, bath with dual taps and ornate ceramic wash basin with pedestal, the bathroom sits to the front elevation.
TOILET	The toilet has a window and resides to the rear of the property. Newly decorated with contemporary grey wall paper, alterations could include a staircase for an attic conversion providing a third bedroom or home office.
ATTIC	The attic is fully boarded and is equipped with a Velux window. With usual constraints, this could be utilised as a further bedroom for the property with the necessary modifications.
EXTERIOR	To the front of the property sits a small lawn beneath the sitting room window and a driveway to the side. Portioned off with timber low gating, the driveway runs the complete side of the property allowing for up to 5 vehicles if needed. The rear garden has again been sectioned off to allow for a patio section for al fresco dining and then lawn area, fully secured for the safety of young children and pets. To the rear of the garden, the pebbled "Mediterranean" area includes an established Yucca and Pampus grass. Conifer hedging provides privacy and an attractive boundary wall whilst the garden further includes a large greenhouse and timber shed for storage of furniture and equipment. The property is installed with CCTV and security lighting.













Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		